

BRISBANE OFFICE MARKET | Q2 2026

Brisbane has options.

The advantage is knowing where to look.

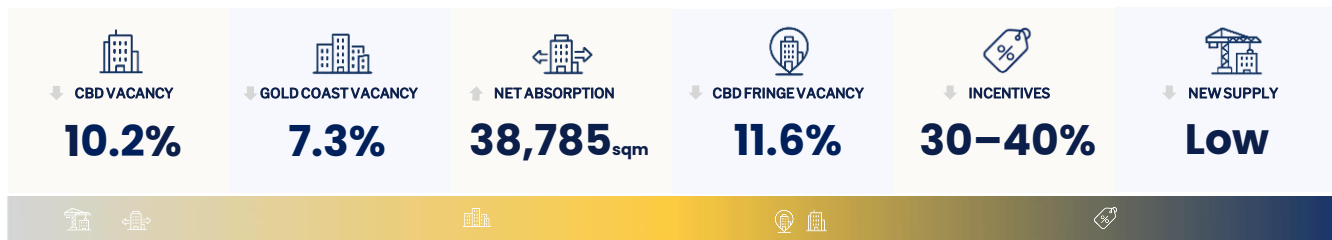
The Brisbane CBD office market continues to outperform most Australian CBD markets, supported by strong occupier demand, favourable economic fundamentals and a relatively constrained future supply pipeline.



Tenant Leverage Scale



MARKET AT A GLANCE



WHAT'S SHAPING THE MARKET

Vacancy

Premium grade vacancy remains tight, whilst A-Grade has been absorbed with the flight to quality. Brisbane has recorded Australia's lowest CBD vacancy rate since tracking began in 1990.

Supply

Limited new supply is coming to market – the prevailing trend around Australia with construction costs so expensive.

Demand

Businesses are looking to relocate into Brisbane CBD's rather than the fringe markets. Like all States, flight to quality is the prevailing trend.

Incentives

Incentives remain steady however are trending downwards with limited supply and strong demand.

RENT BENCHMARKS

Grade	Typical Net Face Rent (\$/sqm)			Net Effective Rent (\$/sqm)	
	Low	High	Incentive	Low	High
Premium	\$850	\$1,000	35%	\$553	\$650
A Grade	\$575	\$850	35%	\$374	\$553
B Grade	\$425	\$575	35%	\$276	\$374

WHAT THIS MEANS FOR OCCUPIERS

LEVERAGE IS REAL

Mid level vacancy and material incentives give occupiers strong negotiating power.

SUPPLY IS LIMITED

Very little new stock means the window of choice won't last.

FOCUS ON VALUE

It's not just about cost. Evaluate risk, flexibility, obligations and guarantees.

FUTUREPROOF TODAY – RECOMMENDED ACTIONS THIS QUARTER

01

Review lease timing

Understand key dates, notice periods and your negotiating position.

02

Start the search early

Premium options are limited and quality space may move quickly.

03

Define priorities early

Know where you can compromise on grade, location, size and amenity.

04

Protect negotiating leverage

Maintain competitive options before preferred space becomes scarce.

FUTUREPROOF *together.*

Please don't hesitate to reach out to
our conflict-free occupier advisors:



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